

STAFF REVIEW AGENDA

05/06/2004
FINAL

Zoning

- 1 C04-039 Work Code: Director Initiated MANAGER: Pankti Shah
APN: **46733077** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: RODRIQUEZ VICTOR M AND RODRIGUEZ S
RDA area: SNI Planned Community: No
District: 3 Zone: LI, CP GP: MDR (8-16)
Address: 77 S 28TH ST SNI area: Five Wounds/Brookwood Terra Historic Dist: NO
Gross acres: 31.34 Previous files:
area bounded by South 22nd, 26th, 30th, Antonio, William, and Ridge Streets
DIRECTOR INITIATED - Conventional Rezoning from LI Light Industrial and CP Pedestrian
Commercial Zoning Districts to R-2 Two-Family Residence District allow residential uses on a 31.34 gross
acre site

Planned Development

- 2 PD04-026 Work Code: None MANAGER: Darren McBain
APN: **30333001** TECH: Helen Maddox ENGINEER: Mirabel Aguilar
Historic: No Impervious Surface: Yes Owner: E & H THIRD FAM PTNSHIP LP
RDA area: No Planned Community: No
District: 1 Zone: A(PD) GP: MHDR (12-25)
Address: 432 S CYPRESS AV SNI area: No Historic Dist: NO
Gross acres: 0.38 Previous files: **PDC03-055**
east side of Cypress Avenue approximately 70 feet northerly of Adra Avenue
Planned Development Permit to construct 2 single-family detached residences and 2 duplexes on a 0.38
gross acre site
- 3 PD04-027 Work Code: None MANAGER: Lee Butler
APN: **24908030** TECH: Helen Maddox ENGINEER: Ryan Do
Historic: No Impervious Surface: Yes Owner: SIMMONS STAIRWAYS INC
RDA area: NO Planned Community: Jackson-Taylor
District: 3 Zone: A(PD) GP: HDR (25-50)
Address: 436 E HEDDING ST SNI area: No Historic Dist: NO
Gross acres: 4.3 Previous files: **PT04-034**
southeast corner of 8th Street and Hedding Street
Planned Development Permit to construct 100 single-family attached residences on a 4.3 gross acre site

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Planned Development

- 4 PDA87-056-01 Work Code: None MANAGER: John Baty
APN: **67001026** TECH: Suparna Saha ENGINEER: Ryan Do
Historic: No Impervious Surface: No Owner: Ngai Nguyen
RDA area: RDA Planned Community: N/A
District: 3 Zone: A(PD) GP: MHDR (12-25)
Address: SNI area: West Evergreen Historic Dist: NO
Gross acres: 4.0 Previous files:
west side of Alvin Avenue approximately 330 feet northwesterly of Flanigan Drive
Planned Development Permit Amendment to allow 75kw gas fired co-generator to operate 24 hours, 7 days a week for senior care facility on a 4 acres site
- 5 PDA91-006-69 Work Code: None MANAGER: Ron Eddow
APN: **58310021** TECH: Suparna Saha ENGINEER: Gerry de Guzman
Historic: No Impervious Surface: No Owner: Law Offices of John Falcocchia John Falcocch
RDA area: NO Planned Community: N/A
District: 10 Zone: A(PD) GP: VLDR (2.0)
Address: SNI area: No Historic Dist: NO
Gross acres: 0.45 Previous files: **PDA91-006-63**
west side of Glen View Drive approximately 250 feet southerly of Hollow Lake Way
Planned Development Permit Amendment to construct one single-family residence 4,629 square feet on a 0.54 gross acre site
- 6 PDA95-017-01 Work Code: None MANAGER: Deanna Chow
APN: **56903014** TECH: Suparna Saha ENGINEER: Andrew Turner
Historic: No Impervious Surface: No Owner: ALMADEN PLAZA SHOPPING CENTER INC
RDA area: No Planned Community: No
District: 9 Zone: A(PD) GP: RC
Address: 5353 ALMADEN EX Bldg J SNI area: No Historic Dist: NO
Gross acres: 5.42 Previous files: **CP04-035 AD04-282 AD02-443**
north side of Blossom Hill Drive approximately 100 feet easterly of Russo Drive (BUILDING J)
(CONVERTED FROM CP04-035) Planned Development Permit Amendment to allow off-sale of alcoholic beverages at a grocery store (Trader Joe's) on a 5.42 gross acre site.

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Planned Development

- 7 PDA79-003-01 Work Code: SF Lot - on private lot MANAGER: Lee Butler
APN: **25452077** TECH: Jean P. Lin ENGINEER:
Historic: No Impervious Surface: Owner: CHOE SEYUL AND AHSUN
RDA area: Planned Community: N/A
District: 3 Zone: R-1-8(PD) GP: MLDR (8.0)
Address: 1779 PINE HOLLOW CL SNI area: No Historic Dist: NO
Gross acres: 0.11 Previous files:
1779 Pine Hollow Circle
Planned Development Permit Amendment for tree removal of one Palm tree/90 inches in circumference on a 0.11 gross acre site.

Site Development

- 8 H04-019 Work Code: None MANAGER: Jeff Roche
APN: **67893012** TECH: Helen Maddox ENGINEER: Gerry de Guzman
Historic: No Impervious Surface: Yes Owner: MELLOW ANTHONY K AND EVA J TRUSTEE
RDA area: Edenvale Planned Community: N/A
District: 2 Zone: IP GP: IP
Address: 435 PIERCY RD SNI area: No Historic Dist: NO
Gross acres: 4.8 Previous files: T04-035
north side of Piercy Road approximately 500 feet westerly of English Place
Site Development Permit to allow demolition of existing structures and construct 67,660 square feet for commercial condominium uses on a 4.8 gross acre site
- 9 H04-020 Work Code: None MANAGER: Deanna Chow
APN: **48134090** TECH: Helen Maddox ENGINEER: Ryan Do
Historic: No Impervious Surface: No Owner: STORY ROAD LLC
RDA area: Story Road Planned Community: No
District: 5 Zone: CN GP: GC
Address: 2237 STORY RD SNI area: East Valley/680 Communities Historic Dist: NO
Gross acres: 1.165 Previous files:
north side of Story Avenue approximately 400 feet westerly of Jackson Avenue (2239 Story Road)
Site Development Permit to construct 4,545 square foot addition, and allow exterior modifications and remodelling to existing 10,743 square foot building for retail uses on a 1.165 gross acre site

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Site Development

- 10 HA83-192-01 Work Code: None MANAGER: Michael Mena
APN: **09706053** TECH: Helen Maddox ENGINEER: Ryan Do
Historic: No Impervious Surface: No Owner: CARRAMERICA REALTY CORP
RDA area: Rincon de los Esteros Planned Community: N/A
District: 4 Zone: IP GP: IP
Address: 3545 N 1ST ST SNI area: No Historic Dist: NO
Gross acres: 23.94 Previous files: AD04-043 AD03-994 AD01-1432
southwest corner of North 1st Street and Rio Robles
Site Development Permit Amendment to construct 3,000 gallon nitrogen storage tank within an existing equipment enclosure for an existing research and development facility on a 23.94 gross acre site

Special Use Permit

- 11 SP04-023 Work Code: None MANAGER: Lori Moniz
APN: **56729033** TECH: Helen Maddox ENGINEER: Ryan Do
Historic: No Impervious Surface: No Owner: JOHN & JENNIFER TALIA
RDA area: No Planned Community: No
District: 10 Zone: R-1-8 GP: MLDR (8.0)
Address: 5683 PARK CREST DR SNI area: No Historic Dist: NO
Gross acres: 0.14 Previous files:
west side of Park Crest Drive approximately 100 feet northerly of Wildcat Way
Special Use Permit to replace retaining wall with 6'-10" high CMU block wall for a single-family detached residence on a 0.14 gross acre site
- 12 SP04-024 Work Code: None MANAGER: Erin Morris
APN: **26115078** TECH: Suparna Saha ENGINEER: N/A
Historic: No Impervious Surface: No Owner: GILMORE CINDY R TRUSTEE
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 1338 EMORY ST SNI area: No Historic Dist: NO
Gross acres: 0.31 Previous files: AT04-033
east side of Emory Street approximately 170 feet southeasterly of Chapman Street
Special Use Permit to construct an accessory structure 989 square feet for a single-family residence on a 0.31 gross acre site

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Tentative Map

- 13 AT04-033 Work Code: MANAGER: Erin Morris
APN: **26115078** TECH: Suparna Saha ENGINEER: N/A
Historic: No Impervious Surface: No Owner: Sonia Fillipini
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 1338 EMORY ST SNI area: No Historic Dist: NO
Gross acres: 0.51 Previous files: **SP04-024**
east side of Emroy Street approximately 170 feet southeasterly of Chapman Street
Lot Line Adjustment between 2 parcels for residential use on a 0.51 gross acre site
- 14 PT04-034 Work Code: MANAGER: Lee Butler
APN: **24908030** TECH: Helen Maddox ENGINEER: Ryan Do
Historic: No Impervious Surface: Yes Owner: SIMMONS STAIRWAYS INC
RDA area: NO Planned Community: Jackson-Taylor
District: 3 Zone: A(PD) GP: HDR (25-50)
Address: 436 E HEDDING ST SNI area: No Historic Dist: NO
Gross acres: 4.3 Previous files: **PD04-027**
southeast corner of 8th Street and Hedding Street
Planned Tentative Condominium Map Permit to reconfigure 2 parcels into 1 lot for 100 condominium units on a 4.3 gross acre site
- 15 T04-035 Work Code: Vesting Map MANAGER: Jeff Roche
APN: **67893012** TECH: Helen Maddox ENGINEER: Gerry de Guzman
Historic: No Impervious Surface: No Owner: MELLOW ANTHONY K AND EVA J TRUSTEE
RDA area: Edenvale Planned Community: N/A
District: 2 Zone: IP GP: IP
Address: 435 PIERCY RD SNI area: No Historic Dist: NO
Gross acres: 4.8 Previous files: **H04-019**
north side of Piercy Road approximately 500 feet westerly of English Place
Vesting Tentative Condominium Map Permit to reconfigure 2 parcels into 1 lot for 26 commercial condominium units on a 4.8 gross acre site

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Tree Removal

- 16 TR04-027 Work Code: SF Lot - on private lot MANAGER: Rebekah Ross
APN: **40421021** TECH: Lee Butler ENGINEER:
Historic: No Impervious Surface: Owner: LAWSON JOSEPH F AND JANE
RDA area: No Planned Community: No
District: 1 Zone: R-1-8 GP: MLDR (8.0)
Address: 3824 RINCON AV SNI area: No Historic Dist: NO
Gross acres: 0.13 Previous files:
3824 Rincon Avenue
Tree Removal Permit to remove one Palm tree 101 inches in circumference on a 0.13 gross acre site
- 17 TR04-028 Work Code: SF Lot - on private lot MANAGER: Edward Schreiner
APN: **26459030** TECH: Elena Lee ENGINEER:
Historic: No Impervious Surface: Owner: MALMQUIST ERIC O AND LAI-SAN
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 1068 CAMINO RICARDO SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
1068 Camino Ricardo
Tree Removal Permit to remove one Oak tree 77 inches in circumference on a 0.15 gross acre lot.
- 18 TR04-029 Work Code: Multi-Family Lot MANAGER: Rebekah Ross
APN: **56751034** TECH: Dave Tymn ENGINEER:
Historic: No Impervious Surface: Owner:
RDA area: SNI Planned Community: No
District: 10 Zone: R-M GP: HDR (25-50)
Address: 5702 TUCSON DR SNI area: Hoffman/Via Monte Historic Dist: NO
Gross acres: 0 Previous files:
5702 Tucson Drive
Tree Removal Permit to remove two Redwood trees 110 - 130 inches in circumference on a gross acre site

Conditional Use

- 19 CP04-028 Work Code: CP Generic MANAGER: Ron Eddow
APN: **26430010** TECH: Suparna Saha ENGINEER: Ryan Do
Historic: Yes Impervious Surface: Yes Owner: CITY OF SAN JOSE REDEVELOPMENT AGE
RDA area: Monterey Corridor Planned Community: No
District: 3 Zone: CG GP: PQP
Address: 145 BALBACH ST SNI area: No Historic Dist: NO
Gross acres: 20 Previous files:
Northwest corner of Balbach and South Market Streets
Conditional Use Permit to allow a free-standing structure to expand the San Jose Convention Center by up to 100,000 square feet on a 4.58 gross acre site

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Conditional Use

- 20 CP04-035 Work Code: CP for Off-Sale of Alcohol MANAGER: Lori Moniz
APN: **56903014** TECH: Suparna Saha ENGINEER: N/A
Historic: No Impervious Surface: No Owner: ALMADEN PLAZA SHOPPING CENTER INC
RDA area: No Planned Community: No
District: 9 Zone: A(PD) GP: RC
Address: 5353 ALMADEN EX Bldg J SNI area: No Historic Dist: NO
Gross acres: 5.42 Previous files: PDA95-017-01 AD04-282 AD02-443
north side of Blossom Hill Drive approximately 100 feet easterly of Russo Drive (BUILDING J)
FILE CHANGE TO PDA95-017-01
- 21 CP04-036 Work Code: CP Generic MANAGER: Edward Schreiner
APN: **49933027** TECH: Suparna Saha ENGINEER: N/A
Historic: No Impervious Surface: No Owner: CORPUZ DEANNA L
RDA area: No Planned Community: No
District: 7 Zone: R-1-8 GP: MLDR (8.0)
Address: 2887 MCLAUGHLIN AV SNI area: No Historic Dist: NO
Gross acres: 3.91 Previous files: CP02-053
West side of McLaughlin Avenue approximately 100 feet southerly of Bendmill Way
Wireless - Conditional Use Permit to allow installation of a flagpole 12" diameter, 56 feet in height for wireless communication antennas and an associated 150 square feet equipment shelter on a 3.91 gross acre site